

Table 44

**RESIDENTIAL LAND USE IN WAUKESHA
COUNTY BY DENSITY CATEGORY: 1990**

Residential Land Use Category	Acres	Percent of Total
Suburban-Density (0.2 to 0.6 dwelling units per net residential acre)	4,702	7.7
Low-Density (0.7 to 2.2 dwelling units per net residential acre)	42,681	69.7
Medium-Density (2.2 to 6.9 dwelling units per net residential acre)	13,426	21.9
High-Density (7.0 to 17.9 dwelling units per net residential acre)	416	0.7
Total	61,225	100.0

Source: SEWRPC.

1977 and declined to a level under 500 units in 1982, clearly showing the effect of the severe economic recession during that time, then increased significantly to a level of about 3,400 units in 1989. Since 1989, the level of building permit authorizations has remained relatively stable, ranging from about 2,600 units authorized in 1991 to about 3,310 units authorized in 1994.

Residential Platting Activity

Residential land subdivision records also provide an indication of the trends in residential development over the past thirty years, including the extent to which platted residential lots were provided with public sanitary sewer service. From 1960 through 1994, a total of about 43,900 residential lots were platted in Waukesha County. As indicated in Table 47, about 28,900 of the 43,900 platted residential lots, or about 66 percent, were provided with public sanitary sewer service; 15,000, or about 34 percent, were unsewered. As shown in Figure 40, residential platting activity over the past three decades peaked at about 2,900 lots created in 1977 and declined to a level under 100 lots in 1982, again, showing the effect of the severe economic recession during that time, then increased significantly to a level of about 1,700 lots in 1988. Since 1988, the level of new residential lots platted each year has remained relatively stable, ranging from about 1,150 lots created in 1989 to about 2,000 lots created in 1993.

Map 35 provides insight into the location of recent residential development activity in the County. Shown on this map is the location of lands which were subdivided (platted) for residential development or for which preliminary residential subdivi-

Table 45

**RESIDENTIAL LAND USE IN WAUKESHA
COUNTY: 1963, 1970, 1980, AND 1990**

Year	Acres	Change from Preceding Year	
		Acres	Percent
1963	30,439	--	--
1970	37,665	7,226	23.7
1980	53,702	16,037	42.6
1990	61,225	7,523	14.0

NOTE: Includes related off-street parking areas of more than 10 spaces.

Source: SEWRPC.

sion plats were prepared from 1990 through 1994. Also shown on this map is the location of multi-family housing projects which received approval under Chapter ILHR 82 of the Wisconsin Administrative Code for connection to public sanitary sewerage systems from 1990 through 1994.²

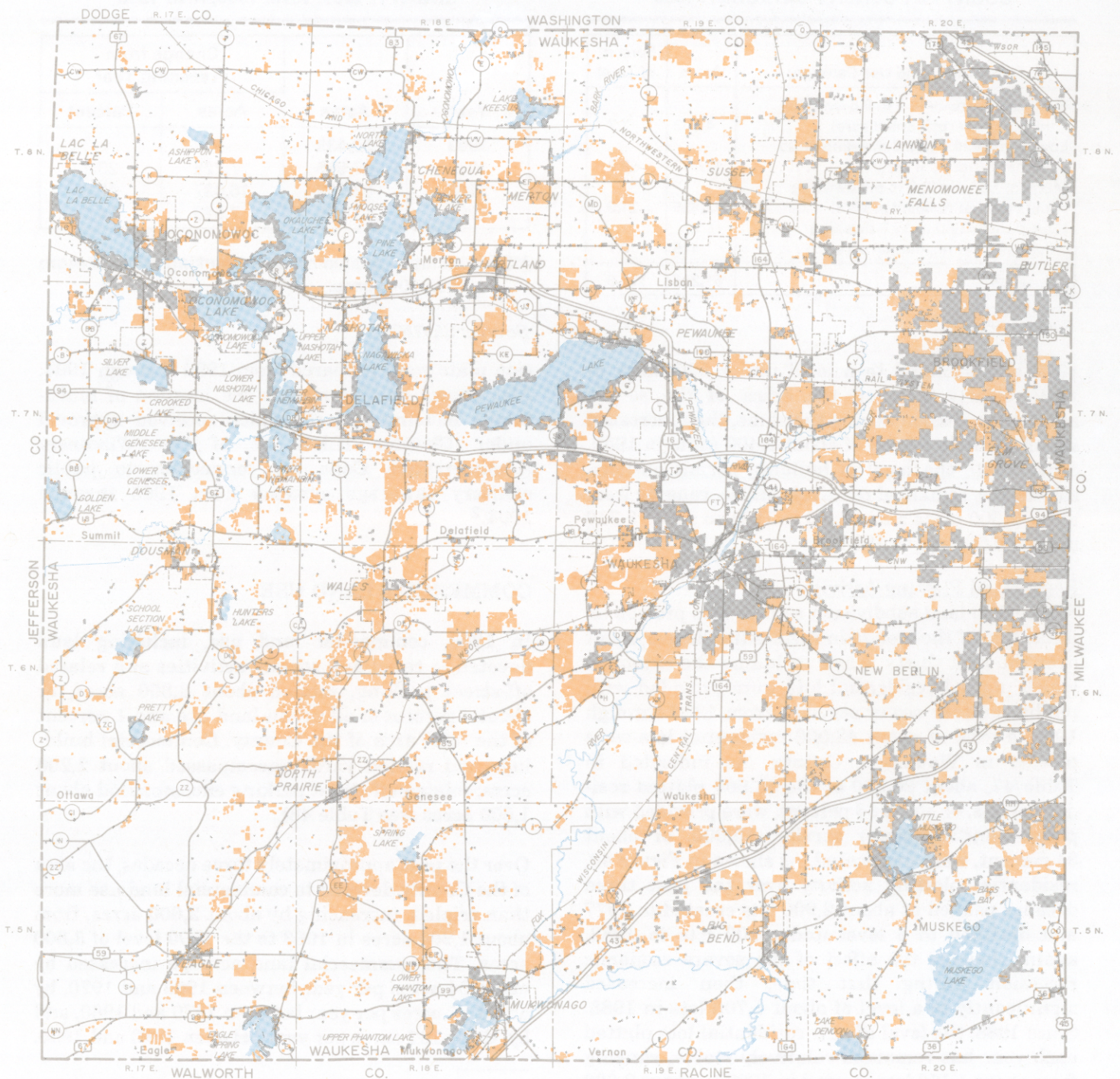
COMMERCIAL LAND USE

In 1990, commercial land use, including land devoted to retail and service activities and related off-street parking, totaled about 3,800 acres, or about 4 percent of all urban land use and 1 percent of the total area of the County. Commercial buildings and related yards encompassed about 2,200 acres; related off-street parking encompassed about 1,600 acres (see Table 48).

Over the past approximately three decades, the area of the County devoted to commercial land use more than tripled, increasing by about 2,600 acres, from about 1,200 acres in 1963 to the 1990 level of 3,800 acres. The commercial land acreage increased by about 94 acres per year between 1963 and 1970, by about 92 acres per year between 1970 and 1980, and by about 107 acres per year between 1980 and 1990.

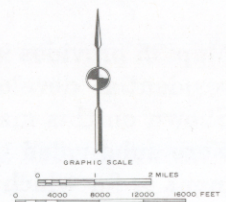
²Under Chapter ILHR 82 of the Wisconsin Administrative Code, plans proposing the installation of a private intercept or main sewer or a building sewer for new construction must be accompanied by a letter from the appropriate designated planning agency indicating conformance with the approved areawide water quality management plan.

RESIDENTIAL LAND USE IN WAUKESHA COUNTY: 1963 AND 1990



LEGEND

- RESIDENTIAL LANDS: 1963
- INCREMENTAL RESIDENTIAL LANDS: 1963-1990
- SURFACE WATER



Source: SEWRPC.

Table 46

RESIDENTIAL BUILDING PERMIT AUTHORIZATIONS IN WAUKESHA COUNTY: 1960 THROUGH 1994

Year	Single-Family		Two-Family		Multi-Family		Total	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
1960	1,878	91.2	32	1.6	150	7.3	2,060	100.0
1961	1,520	94.5	20	1.2	69	4.3	1,609	100.0
1962	1,415	89.6	27	1.7	138	8.7	1,580	100.0
1963	1,577	85.5	58	3.2	209	11.3	1,844	100.0
1964	1,586	80.2	78	4.0	313	15.8	1,977	100.0
1965	1,665	75.5	126	5.7	415	18.8	2,206	100.0
1966	1,531	88.2	74	4.3	130	7.5	1,735	100.0
1967	1,832	81.5	55	2.4	361	16.1	2,248	100.0
1968	1,618	73.4	86	3.9	500	22.7	2,204	100.0
1969	1,023	59.5	140	8.1	556	32.4	1,719	100.0
1970	1,125	70.4	72	4.5	401	25.1	1,598	100.0
1971	1,508	64.3	162	6.9	674	28.8	2,344	100.0
1972	1,597	49.9	226	7.1	1,374	43.0	3,197	100.0
1973	1,495	52.8	306	10.8	1,031	36.4	2,832	100.0
1974	1,280	70.8	176	9.8	351	19.4	1,807	100.0
1975	1,711	61.6	176	6.3	891	32.1	2,778	100.0
1976	2,545	76.1	173	5.2	624	18.7	3,342	100.0
1977	2,743	65.3	260	6.2	1,199	28.5	4,202	100.0
1978	2,107	80.9	138	5.3	358	13.8	2,603	100.0
1979	1,082	63.9	118	7.0	494	29.1	1,694	100.0
1980	574	54.4	40	3.8	441	41.8	1,055	100.0
1981	415	63.8	46	7.1	189	29.1	650	100.0
1982	401	81.0	26	5.3	68	13.7	495	100.0
1983	850	62.7	64	4.7	442	32.6	1,356	100.0
1984	939	65.9	84	5.9	402	28.2	1,425	100.0
1985	1,059	58.7	82	4.5	663	36.8	1,804	100.0
1986	1,397	64.5	146	6.7	624	28.8	2,167	100.0
1987	1,644	59.5	162	5.9	954	34.6	2,760	100.0
1988	1,793	58.3	142	4.6	1,139	37.1	3,074	100.0
1989	1,732	51.2	232	6.9	1,418	41.9	3,382	100.0
1990	1,756	59.9	178	6.1	998	34.0	2,932	100.0
1991	1,704	64.9	124	4.7	797	30.4	2,625	100.0
1992	2,149	68.9	114	3.6	857	27.5	3,120	100.0
1993	2,165	69.8	96	3.1	842	27.1	3,103	100.0
1994	2,268	68.5	164	5.0	877	26.5	3,309	100.0
Total	53,684	68.1	4,203	5.3	20,949	26.6	78,836	100.0

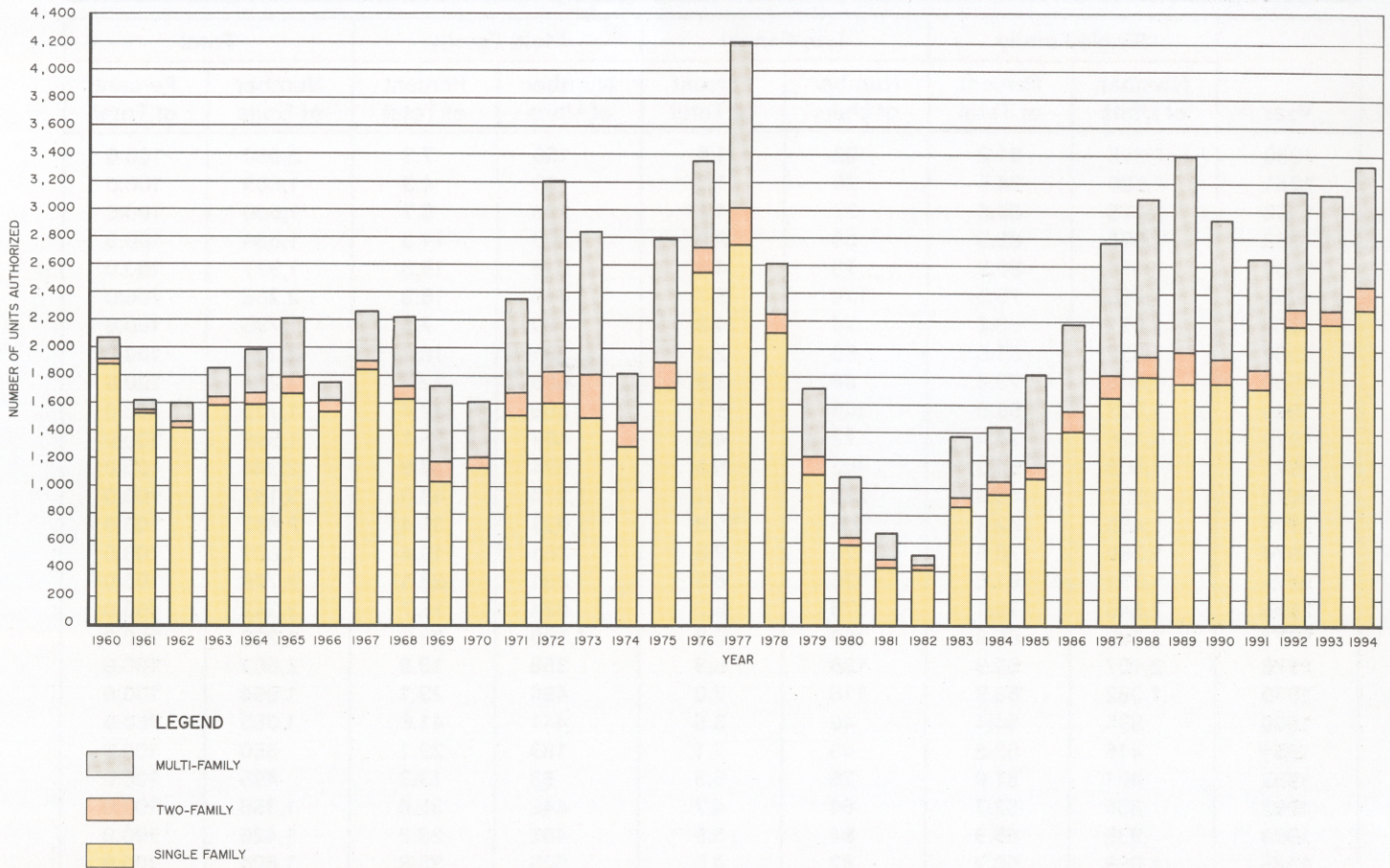
Source: Allied Construction Employers Association and SEWRPC.

As shown on Map 36, much of the increase in commercial land in the County was concentrated in the Blue Mound Road (USH 18) corridor through the City of Brookfield, the Town of Brookfield and the northeast portion of the City of Waukesha. Also evident on Map 36 are the expanding concentrations of commercial use along IH 94, particularly near major highway interchanges, and additional strip

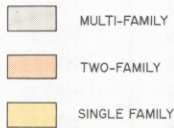
commercial development along many arterial streets and highways, including Capitol Drive (STH 190) in the City of Brookfield, National Avenue (CTH ES) in the City of New Berlin, and Janesville Road (STH 24) in the City of Muskego. Commercial development within the New Berlin industrial park since 1963, consisting primarily of service operations, is also apparent on Map 36.

Figure 39

RESIDENTIAL BUILDING PERMIT AUTHORIZATIONS IN WAUKESHA COUNTY: 1960 THROUGH 1994



LEGEND



Source: SEWRPC.

Map 37 provides insight into the location of recent commercial development activity in the County. Shown on this map is the location of commercial development projects which received approvals under Chapter ILHR 82 of the Wisconsin Administrative Code for connection to public sanitary sewerage systems from 1990 through 1994. While it does not reflect all new commercial land use in the County during that period, Map 37 serves to indicate where the majority of new commercial development has taken place.

INDUSTRIAL LAND USE

In 1990, industrial land, consisting of land devoted to manufacturing, wholesaling, and storage activities and related off-street parking, encompassed about 3,800 acres, or about 4 percent of all urban

land use and 1 percent of the total area of the County. The total of 3,800 acres includes about 1,300 acres of land devoted to manufacturing operations, about 1,600 acres devoted to wholesaling and storage activities, and about 900 acres devoted to related off-street parking (see Table 49).

The area of the County devoted to industrial land use increased by a factor of four during the past approximately three decades, increasing from about 900 acres in 1963 to about 3,800 acres in 1990. The industrial land area increased by about 120 acres per year between 1963 and 1970, by about 99 acres per year between 1970 and 1980, and by about 105 acres per year between 1980 and 1990. As shown on Map 38, the industrial growth between 1963 and 1990 was concentrated in communities in the eastern portion of the County, including the Cities of Brookfield, New Berlin and Waukesha, the Villages